

CenterSquare Announces Agreement of Sale of its Investment in Aligned Data Centers

October 30, 2025 – CenterSquare is pleased to announce that its equity investment in Aligned Data Centers will be purchased as part of the acquisition by a consortium led by Artificial Intelligence Infrastructure Partnership (AIP), MGX Fund Management Limited (MGX) and Global Infrastructure Management, LLC, a part of BlackRock (GIP; together with AIP and MGX, the AIP Consortium). The Consortium is acquiring 100% of the equity in Aligned, valuing the Data Center company at \$40 billion.

“This acquisition – as the largest data center transaction to date – marks a great success for CenterSquare and our investors,” said CenterSquare Managing Director and Head of Strategic Capital Chad Burkhardt. “We are thrilled not only to deliver these results to our investors, but also to do so in less than half the timeframe of our original underwriting.”

CenterSquare first invested in Aligned, one of the largest and fastest growing private data center developers in the Americas, in partnership with Macquarie Asset Management (Macquarie), whose managed funds held a majority stake in the company.

The investment in Aligned was born out of intelligence sharing between CenterSquare’s public and private real estate platforms. CenterSquare’s Strategic Capital business leveraged the deep industry knowledge from its public-side analysts and identified an opportunity in Data Centers in early 2023, to pursue potential private investments.

Identifying Aligned as a leader in the Data Center sector, CenterSquare was introduced to the company, who was looking to raise co-invest capital to fund their robust development pipeline. CenterSquare and Macquarie recognized the opportunity for a mutually beneficial partnership, as CenterSquare sought to invest in a leading data center developer and operator, and Macquarie was looking to raise co-invest capital to fund Aligned’s robust development pipeline. CenterSquare had a deep respect surrounding Macquarie’s investment and business building capabilities, dating back to their initial investment in Aligned in 2018.

“From our initial investment in Aligned Data Centers nearly two years ago, we have seen tremendous leasing success and best-in-class development and operational execution,” Burkhardt continued. “We are proud to have contributed to that growth and even more so to have shared in that success with our investors.”

To learn more about CenterSquare’s Strategic Capital business, contact:

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